

Greenwich Single Family Market Analysis



2010 vs. 2011

Price Range	# of Homes Sold in 2010	# of Homes Sold in 2011	% Change	Dollar Volume in 2010	Dollar Volume in 2011	% Change	2010 Average Price Per Home	2011 Average Price Per Home	% Change Avg. Price
\$200,000 - \$499,999	16	22	38%	\$6,388,900	\$8,881,099	39%	\$399,306	\$403,686	
\$500,000 - \$749,999	57	69	21%	\$35,336,874	\$43,638,779	23%	\$619,945	\$632,446	
\$750,000 - \$999,999	70	65	-7%	\$60,662,217	\$57,558,918	-5%	\$866,603	\$885,522	
\$1,000,000 - \$1,999,999	180	168	-7%	\$260,803,047	\$242,524,116	-7%	\$1,448,906	\$1,443,596	
\$2,000,000 - \$2,999,999	95	111	17%	\$230,779,272	\$267,983,750	16%	\$2,429,255	\$2,414,268	
\$3,000,000 - \$4,999,999	88	86	-2%	\$335,478,098	\$333,313,487	-1%	\$3,812,251	\$3,875,738	
\$5,000,000 - \$9,999,999	29	44	52%	\$193,790,875	\$273,648,071	41%	\$6,682,444	\$6,219,274	
\$10,000,000 & Over	14	8	-43%	\$223,710,000	\$160,468,700	-28%	\$15,979,286	\$20,058,588	
Totals	549	573	4%	\$1,346,949,283	\$1,388,016,920	3%	\$2,453,460	\$2,422,368	-1%

THE FIGURES SET OUT ABOVE REFLECT CLOSED TRANSACTIONS ONLY.